

Description of Warner's Ranch as Included in Transfer to San Diego
County Water Company.

Beginning at a post marked P.X and W. I in a stone mound for Station I, being also Station X of the survey of the Rancho Valle de San Jose and following the boundary line of the Rancho San Jose del Valle as per the patent issued by the United States of America to J. J. Warner, January 16th, 1880 and recorded in Book 2 of Patents, Page 73, Records of San Diego County, California, along the following courses and distances:

North 6°30' East 7920.0 feet to Station No. II of said Rancho;
 Thence North 28° 45' West 5214.0 feet to Station No. III of said Rancho;
 Thence North 59°30' West 6771.6 feet to Station No. IV of said Rancho;
 Thence North 19°30' West 990.0 feet to Station No. V of said Rancho;
 Thence North 25°30' East 1617.0 feet to Station No. VI of said Rancho;
 Thence North 78°45' East 3630.0 feet to Station No. VII of said Rancho;
 Thence South 57°15' East 2640.0 feet to Station No. VIII of said Rancho;
 Thence South 61°00' East 2508.0 feet to Station No. IX of said Rancho;
 Thence South 75°30' East 4554.0 feet to Station No. X of said Rancho;
 Thence East 2640.0 feet to Station No. XI of said Rancho;
 Thence North 71°00' East 2791.8 feet to Station No. XII of said Rancho;
 Thence North 13,200.0 feet to Station No. XIII of said Rancho;
 Thence North 59°30' West 2310.0 feet to Station No. XIV of said Rancho;
 Thence North 1914.0 feet to Station No. XV of said Rancho;
 Thence South 69°30' East 4554.0 feet to Station No. XVI of said Rancho;
 Thence South 55°00' East 3762.0 feet to Station No. XVII of said Rancho;
 Thence South 71°00' East 6072.0 feet to Station No. XVIII of said Rancho;
 Thence South 19°00' East 1848.0 feet to Station No. XIX of said Rancho;
 Thence South 41°15' East 7788.0 feet to Station No. XX of said Rancho;
 Thence South 64°30' East 6798.0 feet to Station No. XXI of said Rancho;
 Thence South 56°45' East 5387.6 feet to a point on the said boundary line of said Rancho between Station No. XXI and Station No. XXII of said Rancho whence Station No. XXII bears South

56°45' East 1938.4 feet;

Thence leaving the boundary line of said Rancho South
60°10' West 1914.8 feet;

Thence North 59°51' West 1240.8 feet;

Thence South 48°24' West 1280.0 feet;

Thence South 2°12' West 3593.2 feet;

Thence South 53°52' East 2362.3 feet;

Thence North 77°54' East 2570.5 feet;

Thence North 61°32' East 2408.9 feet to a point in the

boundary line of the aforesaid Rancho San Jose de Valle between
Station No. XXII and Station No. XXIII of said Rancho whence
aforesaid Station No. XXII bears North 16°00' West 3581.1 feet;

Thence along said boundary line of said Rancho between
Station No. XXII and Station No. XXIII South 16°00' East 1502.9
feet to Station No. XXIII of said Rancho;

Thence South 57°00' East along the boundary line of the
said Rancho San Jose del Valle between Station No. XXIII and
Station No. XXIV of said Rancho to a point in said boundary line
of said Rancho lying North 57°00' West 1769.5 feet from the clos-
ing corner on the South line of Section 30, Township 10 South,
Range 4 East, S.B.M., said closing corner being point of inter-
section of the South line of said Section 30 with the Northeaster-
ly boundary line of said Rancho San Jose del Valle between Station
No. XXIII and Station No. XXIV;

Thence leaving the boundary line of the said Rancho
San Jose del Valle at a point on the Eastern side of a road to
Eagle's Nest;

Thence along said road South 40°50' West 82.2 feet;

Thence South 77°20' West 97.9 feet;

Thence South 67°30' West 126.2 feet to the East side
of road to San Felipe;

Thence along said road South 35°23' East 51.2 feet to
East bank of creek;

Thence along said creek South 39°38' West 263.0 feet;

Thence along said creek South 40°17' West 297.5 feet;

Thence along said creek South 19°12' East 123.8 feet;

Thence along said creek South 48°01' West 195.2 feet;

Thence leaving said creek South 66°49' East 348.0
feet to West side of road to San Felipe;

Thence along said road North 34°09' East 347.5 feet;

Thence leaving said road South 46°04' East 226.0 feet;

Thence North 40°16' East 285.9 feet;

Thence North 70°00' East 332.9 feet;

Thence North 30°42' East 183.1 feet to a point in the
said Northeasterly boundary line of Rancho San Jose del Valle
between Station No. XXIII and Station XXIV whence the aforesaid
closing corner on the South line of Section 30, Township 10 South,
Range 4 East, S. B. M. bears South 57°00' East 1093.0 feet;

Thence along said boundary line of Rancho San Jose del
Valle South 57°00' East 9581.1 feet to Station No. XXIV of said
Rancho;

Thence East 2409.0 feet to Station No. XXV of said
Rancho;

Thence South 30°15' East 4092.0 feet to Station No. XXVI
of said Rancho;

Thence South 20°45' East 3250.0 feet to Station No. XXVII
of said Rancho which point is also Station No. XIV of Rancho Valle

de San Jose;

Thence along the boundary line of the said Rancho Valle de San Jose South 5280.0 feet to Station No. XV of said last mentioned Rancho, said Station being post marked L2V3J.P.5 in stone mound;

Thence West 11,576.4 feet to Station No. XVI of said last mentioned Rancho;

Thence South $86^{\circ}00'$ West 3696.0 feet to Station No. XVII of said last mentioned Rancho;

Thence South $51^{\circ}45'$ West 2046.0 feet to Station No. XVIII of said last mentioned Rancho;

Thence South $77^{\circ}15'$ West 3960.0 feet to Station No. XIX of said last mentioned Rancho;

Thence South $25^{\circ}30'$ West 3894.0 feet to Station No. XX of said last mentioned Rancho;

Thence South $74^{\circ}00'$ West 2283.6 feet to Station No. XXI of said last mentioned Rancho;

Thence North $56^{\circ}00'$ West 3432.0 feet to Station No. XXII of said last mentioned Rancho;

Thence North $39^{\circ}00'$ West 5940.0 feet to Station No. XXIII of said last mentioned Rancho;

Thence North $50^{\circ}45'$ West 8685.6 feet to Station No. XXIV of said last mentioned Rancho;

Thence South $60^{\circ}45'$ West 5517.6 feet to Station No. XXV of said last mentioned Rancho;

Thence South $36^{\circ}00'$ West 7260.0 feet to Station No. XXVI of said last mentioned Rancho;

Thence continuing along said boundary South $20^{\circ}45'$ West 719.4 feet to post marked S.Y. 1, P. I in stone mound;

Thence continuing along said boundary line of said last mentioned Rancho North $50^{\circ}15'$ West 2854.5 feet to post marked P. II;

Thence continuing along said boundary line of said last mentioned Rancho North $58^{\circ}30'$ West 4686.0 feet to Willow marked P. III;

Thence continuing along said boundary line of said last mentioned Rancho North $48^{\circ}30'$ West 3432.0 feet to White Oak marked P. IV;

Thence continuing along said boundary line of said last mentioned Rancho North $52^{\circ}15'$ West 9174.0 feet to Live Oak marked P. V;

Thence continuing along said boundary line of said last mentioned Rancho North $36^{\circ}30'$ West 2442.0 feet to Live Oak marked P. VI;

Thence continuing along said boundary line of said last mentioned Rancho North $39^{\circ}30'$ East 3234.0 feet to post marked P. VII in stone mound;

Thence continuing along said boundary line of said last mentioned Rancho North 1716.0 feet to Live Oak marked P. VIII;

Thence continuing along said boundary line of said last mentioned Rancho North $75^{\circ}45'$ East 2046.0 feet to post marked P. IX in stone mound;

Thence continuing along said boundary line of said last mentioned Rancho North $12^{\circ}00'$ East 2442.0 feet to post marked P. X in stone mound, said post being also marked W. I and being Station No. I of the survey of Rancho San Jose del Valle and the point of beginning.

Description of the Bernardo Property above the 530 Foot Contour.

That portion of the Rancho San Bernardo in the County of San Diego, State of California, according to the Map thereof in Book 2, page 462 of Patents, described as follows:

Commencing at the Southeast corner of said Rancho; thence Northeasterly along the Easterly boundary line of said rancho, North $12\frac{1}{2}$ deg. East 10,659.0 feet to corner No. 5 of said Rancho; thence North 25 deg. East 11,775.0 feet more or less along the East line of said Rancho San Bernardo to a point on said East line lying South 25 deg. West 864.0 feet from corner No. 6 of said Rancho San Bernardo, said corner being post Marked S.B. No. 6; thence North 89 deg. 27' West, 1947.0 feet; thence South 3 deg. 23' West 104.60 feet; thence South 74 deg. 16' West 126.95 feet; thence South 86 deg. 01' West 430.85 feet; thence South 12 deg. 04' East 296.3 feet; thence South 82 deg. 06' West 730.4 feet; thence North 68 deg. 10' West 189.95 feet; thence South 69 deg. 04' West 398.3 feet; thence South 45 deg. 01' West 273.2 feet; thence North 58 deg. 01' West 140.3 feet; thence North 79 deg. 30' West 167.3 feet; thence South 64 deg. 53' West 142.25 feet; thence South 47 deg. 58' West 201.3 feet; thence North 54 deg. 22' West 183.0 feet; thence North 70 deg. 14' West 289.0 feet; thence South 74 deg. 33' West 242.65 feet; thence North 71 deg. 05' West 250.5 feet; thence North 75 deg. 58' West 395.3 feet; thence North 76 deg. 28' West 192.9 feet; thence North 77 deg. 22' West 167.65 feet; thence North 67 deg. 51' West 106.25 feet; thence North 67 deg. 21' West 259.5 feet; thence North 63 deg. 42' West 328.85 feet; thence North 62 deg. 58' West 201.75 feet; thence North 55 deg. 19' West 161.5 feet; thence South 51 deg. 04' West 125.0 feet; thence North 63 deg. 11' West 65.9 feet; thence North 1 deg. 20' West 213.2 feet; thence South 75 deg. 43' West 312.6 feet; thence North 53 deg. 25' West 306.1 feet; thence North 71 deg. 28' West 362.9 feet; thence North 74 deg. 28' West 319.9 feet; thence North 67 deg. 19' West 182.55 feet; thence North 37 deg. 26' West 308.3 feet; thence South 87 deg. 50' West 78.0 feet; thence South 80 deg. 14' West 234.1 feet; thence North 77 deg. 36' West 121.7 feet; thence North 89 deg. 15' West 309.55 feet; thence North 66 deg. 08' West 242.8 feet; thence South 85 deg. 20' West 275.9 feet; thence North 72 deg. 05' West 248.2 feet; thence South 87 deg. 48' West 121.5 feet; thence North 65 deg. 55' West 390.2 feet; thence North 77 deg. 30' West 117.4 feet; thence South 71 deg. 48' West 126.8 feet; thence South 52 deg. 52' West 66.6 feet; thence South 37 deg. 40' West 278.65 feet; thence South 27 deg. 29' West 111.35 feet; thence South 72 deg. 13' West 77.5 feet; thence South 5 deg. 02' West 50.05 feet; thence North 37 deg. 55' West 53.95 feet; thence South 54 deg. 09' West 216.6 feet; thence South 42 deg. 58' West 135.3 feet; thence South 86 deg. 43' West 138.1 feet; thence South 57 deg. 22' West 91.8 feet; thence South 77 deg. 36' West 110.0 feet to a point on the Easterly boundary line of that portion of said Rancho conveyed to Sylvester Lyman by deed recorded in Book 5, page 258 of Deeds, in the office of the Recorder of said San Diego County; thence South 11 deg. 48' West along the Easterly

boundary line of the said Lyman Tract 22,173.0 feet; more or less to the Southern boundary line of the said Rancho San Bernardo; thence Easterly along the said Southern Boundary line 8,830.8 feet more or less to the point of commencement.

EXCEPTING therefrom all that portion lying adjacent to the Lake Hodges reservoir site and below an elevation of 330 feet above sea level as determined from the United States Geological Survey bench at Bernardo.

SAN DIEGO COUNTY WATER COMPANY

LIST OF REAL ESTATE GOING INTO CORPORATION (S.D. Co. Water Co)

Green = Red
MAP NO.

<u>MAP NO.</u>	<u>COMMON NAME</u>	<u>ACRES</u>	
1-1	Warner's Ranch	44,077.76 ✓	
13-2	Bernardo	5,004.00 ✓	5003.00
26-3	Blochman	80.00 ✓	
6-4	Booth	480.00 ✓	
23-5	Buttmer	40.00 ✓	
19-6	Butler	160.00 ✓	
15-7	Cassau	160.00 ✓	
4-8	Crouch	160.00 ✓	
18-9	Ellithorpe	320.00 ✓	
2-10	Ellis, Payne	115.29 ✓	
21-11	Ferlin	120.00 ✓	
8-12	Foster Pamo Power Site	30.00 ✓	
24-13	Froelich	80.00 ✓	
17-14	Hawkes	160.00 ✓	
16-15	Irwin	160.00 ✓	
9-16	Live Oak Corporation	1,800.00 ✓	1440
28-17	Miller	197.65 ✓	
3-18	McCray	302.00 ✓	
29-19	Nelson	160.00 ✓	
22-20	D. E. Rice	120.00 ✓	
14-21	Roselein	160.00 ✓	
25-22	Roarke	70.00 ✓	
20-23	Smith, Anna W.	160.00 ✓	
12-24	Smith, S. Carder	2.90 ✓	
7-25	Sutherland Damsite	40.00 ✓	
27-26	Stoddard	50.00 ✓	
30-27	Vasey	26.00 ✓	
11-28	Ward	550.00 ✓	
10-29	Spreckels	40.00 ✓	
33-30	Bradbury	297.09 ✓	
36-31	Crawford	168.39 ✓	
35-32	-Cable -	842.09 ✓	
32-33	-Kelly -	1,707.00 ✓	
37-34	West	2,602.42 ✓	
34-35	-Batchelder	140.00 ✓	
		<hr/>	
		59,982.59	
5-36	Chambers	880.00 ✓	
31-37	Pico	200.00 ✓	

Note numbers on this list correspond to red numbers on Map.

NW⁴ x NW⁴ Sec 8
N² x NE⁴, SE⁴ x NE⁴, NW⁴ x SE⁴ x Sec 7
E² x SE⁴, SW⁴ x SE⁴, Lot 2, 3 + that portion of Lot 4
of sec 6 described as follows.

Commencing at the S.W. Cor. of the SE⁴ of
Sec 6
Thence N47-52W 19.60 Ch. ± to SE line of
R^o Santa Margarita y Los Flores;
" N47-50'E along SE line of said R^o
16.0 chains ± to a point where said
SE line of said R^o intersects the
division line between the SW⁴ & NW⁴
SE⁴ of said section.
" South along said division line
25.0 chains ± to a point of corner
all being in T. 11 S. R. 4 W. S. 3 M.

Description of the Pico Lands as shown in Certificate - d

Note - Deed Henshaw to S. D. Co. W. Co does not
show all of the land described above but prob-
ably part of it sold to other parties.

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$$\begin{array}{r} 260 \\ 24 \\ \hline 336 \\ 24 \\ \hline 24 \end{array}$$

$$\begin{array}{r} 160 \\ 112 \\ \hline 385 \\ 210 \\ \hline \end{array}$$

$$\begin{array}{r} 11 \\ \hline 0 \end{array}$$

$$\begin{array}{r} 505 \\ 385 \\ \hline \end{array}$$

OFFICE COPY

LIST OF

SAN DIEGO COUNTY PROPERTIES.

<u>PARCEL NO.</u>	<u>NAME</u>	<u>ACREAGE</u>
1	Warners Ranch	44,077.504
✓2	Payne-Ellis	115.29
✓3	McCray	302 should be 322.43 Ac by Govt. Trp Plats.
✓4	Crouch	160.
✓5	Chambers	880.
✓6	Booth	480.
✓7	Sutherland Dam Site	40.
✓8	Foster Pamo Power Site	30.
✓9	Live Oak	1,440. — ? 1200
✓10	Spreckels	40.
✓11	Ward	550.
✓12	S. Carder Smith	2.90
✓13	Bernardo	5,003.
✓14	Roselein	160.
✓15	Cassau	160.
✓16	Irwin	160.
✓17	Hawks	160.
✓18	Ellithorpe	320.
✓19	Butler	160.
✓20	Smith, Anna W.	160.
✓21	Ferlin	120.
✓22	Rice, D.C.	120.
✓23	Buttmer	40.
✓24	Froleich	80.
✓25	Roarke	70.
✓26	Blochman	80.
✓27	Stoddard	150.65
✓28	Miller	197.65
✓29	Nelson	160.
✓30	Vasey	26.
○31	Pico	200.
✓32	Kelley	1,707.
✓33	Bradbury	297.09
✓34	Batchelder	140.
✓35	Cable	842.09
✓36	Crawford	168.39
✓37	West	2,602.42

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PARCEL ONE.

(a) That certain rancho known as the "San Jose Del Valle", patented to J. J. Warner by a patent issued by the United States of America, to J. J. Warner, dated January 16th, 1880, and recorded February 20th, 1880, in Book 2, page 73 of Patents, of the Official Records of said County of San Diego, State of California, and estimated to contain 26,688.93 acres, to which patent and record thereof reference is hereby made for a more particular description of said rancho.

(b) That certain other tract or rancho known as Rancho Valle de San Jose, patented by the United States of America to Sylvestre de la Portilla, by patent dated January 10, 1880, and recorded February 20th, 1880, in Book 2, page 84, of Patents of the official Records of the County of San Diego, Estimated to contain 17,634.06 acres of land, reference being hereby made to said patent and the record thereof for a more particular description.

(c) The right as against Charles Forman as the owner of lands riparian to the San Luis Rey River lying west of property hereinbefore described, to impound the waters of the said San Luis Rey River running through the said real property hereinabove described and to conduct, divert and lead the same away from the watershed of the San Luis Rey River to other lands lying without the said watershed, and using the same for domestic purposes and irrigation, and all other purposes to which said water may be applied,

EXCEPTING from said parcel A above described, those certain tracts of land described as follows:

1st: Beginning at a point in the Southeast Quarter of Section 23, Township 10 South, Range 3 East, San Bernardino Base and Meridian, which point bears South 83 deg. 55' West 3865 feet more or less from Station No. 22 Rancho, line survey Rancho San Jose Del Valle; said point being the corner from which fence line will run; thence from said point of commencement measuring along fence line running south 81 deg. 15' West 50 feet to the point of beginning; thence South 8 deg. 45' East 75 feet; thence south 81 deg. 15' west 150 feet; thence north 8 deg. 45' West 75 feet; thence north 81 deg. 15' east 150 feet to the point of beginning, containing 0.256 acres, and being land near Warners Hot Springs upon which old Indian Cemetery is situated, and which from time immemorial, has been the tribal burial ground of the Palo band Mission Indians of California, and being the same property conveyed by Charles Forman and the Empire Land and Cattle Company to the United States of America, by deed dated April 7th, 1911 and recorded in Liber 526 of Deeds, page 369, San Diego

Warner's R_o

COPY

County Records.

2nd: Commencing at a point on the boundary line of the Rancho San Jose del Valle whence the closing corner on the South line of Sec. 30, T. 10 S, R. 4 E, S.B.M. bears S. 57 deg. 04' E. 1093.0 feet;

Thence along the boundary line of said rancho San Jose del Valle N. 57 deg. 04' W. 676.5 feet to a point on the Eastern side of a road to Eagle's Nest;

Thence along said road S. 40 deg. 50' W. 82.2 feet; thence S. 77 deg. 20' W. 97.9 feet; thence S. 67 deg. 30' W. 126.2 feet to E. side of Road to San Felipe.

Thence along said road S. 35 deg. 23' E. 51.2 feet to E. Bank of Creek; thence along said creek S. 39 deg. 38' W. 263.0 feet; thence along said creek S. 40 deg. 17' W. 297.5 feet; thence along said creek S. 19 deg. 12' E. 123.8 feet; thence along said creek S. 48 deg. 01' W. 195.2 feet; thence leaving said creek S. 66 deg. 49' E. 348.0 feet to W. side of road to San Felipe; thence along said road N. 34 deg. 09' E. 347.5 feet; thence along said road S. 46 deg. 04' E. 226.0 feet; thence along said road North 40 deg. 16' E. 285.9 feet; thence along said road 70 deg. E. 332.9 feet; thence along said road N. 30 deg. 42' E. 183.1 feet to the point of commencement.

Containing 44,077.504 acres.

PARCEL TWO. *Payne-Ellis*

Lots Nos. 1, 2, 3, 4, 5, and 6 in Section 16, Tp. 11 S, R. 3 E. S.B.M. containing 115.29 acres.

PARCEL THREE. *McCray*

⁵⁰⁹⁵ An undivided one half interest in and to Lots One and Two in Section ten; Northeast Quarter of Northeast Quarter Section nine⁰⁰, South half of Southeast Quarter of Section four; ~~South half of Southwest Quarter of Section four;~~ Northwest Quarter of Southwest Quarter of Section four; Township eleven South, Range two East, S.B.M. containing 302 acres. *Govt Plat: ohw 322.48 Ac.*

PARCEL FOUR. *Crouch*

The southwest quarter of the Northwest Quarter of Section twenty six (26) and the South half of the Northeast Quarter and Northwest Quarter of the Southeast Quarter of Section twenty seven (27) all in township twelve (12) South, Range Two (2) East, San Bernardino Meridian, containing 160 acres.

PARCEL FIVE. *Chambers*

The Southwest Quarter of Section twenty one (21); the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section twenty-two (22); the North half of Northeast Quarter; the Northwest Quarter and North half of South-

Warner
Po

west Quarter of Section twenty seven (27); the Northwest Quarter of Northeast Quarter, the South half of Northeast Quarter, the Northwest Quarter, and the Northeast Quarter of Southeast Quarter of Section twenty eight (28), all in Township Twelve (12), South, Range two (2) East. S.B.M.

A practical right of way across the above described property is reserved, to provide access to any other property now standing of record in the name of George J. Chambers, the intention of this reservation being, however, not to interfere with any proposed plan of water development.

Containing 880 acres.

PARCEL SIX. Booth

The Southeast Quarter of the Southeast Quarter of Section sixteen; the East half of Section twenty-one; South half of the Northwest Quarter of Section twenty one; and the Northeast Quarter of the Northeast Quarter of Section twenty eight; all in Township twelve South, Range two East. S.B.M. containing 480 acres.

PARCEL SEVEN. Sutherland Dam Site (Ed Fletcher)

The Northwest Quarter of the Northwest Quarter of Section twenty one, Township Twelve South, Range two East, S. B. M. containing 40 acres.

Foster

PARCEL EIGHT. Pamo River Site

That portion of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section thirty-five, Township eleven South, Range one East. S.B.M. described as follows:

Commencing at the Southwest corner of the East One half of the East one half of the Southeast Quarter of the Northwest Quarter of said Section thirty five, whence the Southwest corner of said Section thirty five bears South 41 deg. 56' West 3552.2 feet; thence North 89 deg. 40' East-1320 feet; thence North 0 deg. 22' West 987.8 feet; thence South 89 deg. 40' West 1320 feet; thence South 0 deg. 22' East 987.8-feet to the point of commencement containing 30 acres.

PARCEL NINE. Live Oak

The west half of Section fourteen (14), Township twelve (12) South, Range one (1) East, S.B.M.

The West half ($W\frac{1}{2}$) of Southwest Quarter ($SW\frac{1}{4}$); Northwest Quarter ($NW\frac{1}{4}$); Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); Northwest Quarter ($NW\frac{1}{4}$) of Southeast Quarter ($SE\frac{1}{4}$); Northeast Quarter ($NE\frac{1}{4}$) of Southwest Quarter ($SW\frac{1}{4}$); all in Section twenty-three (23) Township twelve (12) South, Range one (1) East, S.B.M.

Search "N. of 50th" - Vol 107 p. 10.

leave out

The West half ($W\frac{1}{2}$) of Northwest Quarter ($NW\frac{1}{4}$); Southeast Quarter of Northwest Quarter ($NW\frac{1}{4}$), Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), all in Section twenty six (26) Township twelve (12) South, Range One (1) East, S.B.M.

The Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); the North half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); the North half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$); the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$); all in Section twenty seven (27), Township twelve (12) South, Range one (1) East, S.B.M.

The East half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section eleven, Township thirteen (13) South, Range one (1) West, S.B.M.

The Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section twelve (12), Township thirteen (13) South, Range one (1) W.S.B.M.

The Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); the South half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$); the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), all in Section thirteen (13) Township thirteen (13) South, Range two (2) East.

Containing 1440 acres.

PARCEL TEN. Speckles

The Southwest Quarter of the Northwest quarter of Section twenty seven, Township Twelve South, Range One East, S.B. M. containing 40 acres.

PARCEL ELEVEN. Ward

Should be "D"
(a) Lot Four (4) and the Southwest Quarter and the Northwest Quarter of Section four (4); Lots one (1), Two (2), Three (3) and Four (4), the south half of the Northeast Quarter and the South half of the Northwest Quarter of Section Five (5), Township thirteen (13) South, of Range One (1) West, S.B. M; the North half of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, and fractional Lots three (3) and four (4) in Section thirty-one (31) Township twelve (12) South, of Range one (1) West, excepting from the Northwest Quarter of the Southeast Quarter, and from said Lots three (3) and four (4) that portion thereof conveyed by Elbert Ward and Mary E. Ward, his wife, to Seth Hartley by deed dated February 14, 1911, and recorded in Book 520 page 43 of Deeds, and described as follows:

Commencing at the Northwest corner of said Lot three (3); thence Easterly along the North line of said Lot three (3) and of the Northwest Quarter of the Southeast Quarter of said Section thirty-one (31) 818 feet; thence Southwesterly

1900 feet to an intersection with the East line of the Rancho San Bernardo; thence Northerly along the East line of said Rancho to the point of commencement; also excepting from said Northwest Quarter of the Southeast Quarter and said Lots three (3) and four (4) that portion thereof conveyed by Elbert Ward and Mary E. Ward, his wife, to Albert T. Burch, by deed dated June 21, 1911, and recorded in Book 527 page 140 of deeds, and described as follows:

Commencing at the point on the North line of the Northwest Quarter of the Southeast Quarter of said Section thirty-one (31) distant 818 feet East from the Northwest corner of Lot three (3); thence East on said North line 125 feet; thence Southwesterly parallel with the Easterly line of land conveyed to Seth Hartley by deed dated February 14, 1911 and recorded in Book 520 page 43 of deeds to an intersection with the Easterly line of the Rancho San Bernardo; thence Northeasterly along the Easterly line of said Rancho to an intersection with the Southerly corner of the land so conveyed to Seth Hartley; thence Northeasterly along the Easterly line of said Hartley's land 1900 feet to the Northeast corner of said Hartley's land and point of commencement.

(b) The South half of the Southwest Quarter and the Southeast Quarter of the Southeast Quarter of Section thirty two (32) Township twelve (12) South, of Range One (1) West, excepting from the Southeast Quarter of the Southwest Quarter that portion thereof that is included within the following description:

Commencing at the Northeast Corner of the Southwest Quarter of said Section thirty-two (32); thence West 156 yards; thence South 880 yards; thence East 156 yards; thence North 880 yards to the point of commencement.

(c) The Southeast Quarter of the Southeast Quarter of Section thirty one (31) Township twelve (12) South, of Range one (1) West, and the East half of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section six (6), Township Thirteen (13) South, of Range One (1) West. S.B.M. containing 550 acres.

Containing 550 acres.

PARCEL TWELVE.

J. Carder Smith

That portion of the Rancho San Bernardo, in the County of San Diego, State of California, as shown on Licensed Survey Map No. 180, filed in the office of the Recorder of said San Diego County, June 8th, 1915, particularly described as follows:

Beginning at the Southeast Corner of that certain tract of land designated "M. Barnett" on said licensed Survey Map No. 180; thence North 14 deg. 10' East 55.3 feet to a cement monument being the true point of commencement of the description

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of the property herein described; thence North 76 deg. 22' West 211 feet; thence North 14 deg. 23' East 624 feet; thence South 76 deg. 22' East 204 feet to a point on the Easterly line of said tract designated "M. Barnett", thence in a southerly direction following the Easterly line of said "M. Barnett" tract 624 feet to the true point of commencement, and being that certain parcel of land designated on said licensed Survey Map No. 180 as "Store 3 Ac.", containing 2.90 acres.

PARCEL THIRTEEN. *Bernardo R^e*

That portion of the Rancho San Bernardo in the County of San Diego, State of California, according to the Map thereof in Book 2, page 462 of Patents, described as follows:

Commencing at the Southeast corner of said Rancho; thence Northeasterly along the Easterly boundary line of said rancho, North 12½ deg. East 10,659.0 feet to corner No. 4 of said Rancho; thence North 25 deg. East 11,775.0 feet more or less along the East line of said Rancho San Bernardo to a point on said East line lying South 25 deg. West 864.0 feet from corner No. 6 of said Rancho San Bernardo, said corner being post Marked S.B. No. 6; thence North 89 deg. 27' West. 1947.0 feet; thence South 3 deg. 23' West 104.60 feet; thence South 74 deg. 16' West 126.95 feet; thence South 86 deg. 01' West 430.85 feet; thence South 12 deg. 04' East 296.3 feet; thence South 82 deg. 06' West 730.4 feet; thence North 68 deg. 10' West 189.95 feet; thence South 69 deg. 04' West 398.3 feet; thence South 46 deg. 01' West 273.2 feet; thence North 58 deg. 01' West 140.3 feet; thence North 79 deg. 30' West 167.3 feet; thence South 64 deg. 53' West 142.25 feet; thence South 47 deg. 58' West 201.03 feet; thence North 54 deg. 22' West 183.0 feet; thence North 70 deg. 14' West 289.0 feet; thence South 74 deg. 33' West 242.65 feet; thence North 71 deg. 05' West 250.5 feet; thence North 75 deg. 58' West 396.3 feet; thence North 76 deg. 28' West 192.9 feet; thence North 77 deg. 22' West 167.65 feet; thence North 87 deg. 51' West 106.25 feet; thence North 57 deg. 21' West 259.5 feet; thence North 63 deg. 42' West 328.85 feet; thence North 62 deg. 58' West 201.75 feet; thence North 53 deg. 19' West 161.5 feet; thence South 51 deg. 04' West 125.0 feet; thence North 83 deg. 11' West 65.9 feet; thence North 1 deg. 20' West 213.2 feet; thence South 75 deg. 43' West 312.6 feet; thence North 53 deg. 25' West 306.1 feet; thence North 71 deg. 26' West 362.9 feet; thence North 74 deg. 28' West 319.9 feet; thence North 67 deg. 19' West 182.55 feet; thence North 37 deg. 26' West 308.3 feet; thence South 87 deg. 50' West 78.0 feet; thence South 80 deg. 14' West 234.1 feet; thence North 77 deg. 36' West 121.7 feet; thence North 89 deg. 15' West 309.55 feet; thence North 66 deg. 08' West 242.8 feet; thence South 85 deg. 20' West 275.9 feet; thence North 72 deg. 05' West 248.2 feet; thence South 87 deg. 48' West 121.5 feet; thence North 65 deg. 55' West 390.2 feet; thence North 77 deg. 30' West 117.4 feet; thence South 71 deg. 48' West 126.8 feet; thence South 52 deg. 52' West 66.6 feet; thence South 37 deg. 40' West 278.65 feet;

joined to 15

shown by 201.30

shown by 26

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thence South 27 deg. 29' West 111.35 feet; thence South 72 deg. 13' West 77.5 feet; thence South 3 deg. 02' West 50.05 feet; thence North 37 deg. 55' West 58.95 feet; thence South 54 deg. 09' West 216.6 feet; thence South 42 deg. 58' West 135.3 feet; thence South 86 deg. 43' West 138.1 feet; thence South 57 deg. 22' West 91.8 feet; thence South 77 deg. 36' West 110.0 feet to a point on the Easterly boundary line of that portion of said Rancho conveyed to Sylvester Lyman by deed recorded in Book 5, page 258 of Deeds, in the office of the Recorder of said San Diego County; thence South 11 deg. 48' West along the Easterly boundary line of the said Lyman Tract 22,173.0 feet; more or less to the Southern boundary line of the said Rancho San Bernardo; thence Easterly along the said Southern Boundary line 8,830.8 feet more or less to the point of commencement.

EXCEPTING therefrom that portion thereof described as follows, to-wit:

Commencing at the intersection of the Easterly line of the County Road known as Road Survey No. 327, with the Southerly line of the County Road known as County Highway Commission's Route 3, Division 1, a map of which is on file in the office of the County Surveyor of said County, and running thence with the said Easterly line of said Road No. 327, South 35 deg. 09' West 156.2 feet; thence South 61 deg. 08' East 261.2 feet; thence North 28 deg. 52' East 195.7 feet to a point in the Easterly line of said County Highway Commission's Road, Route 3, Division 1; thence North 42 deg. 00' West 203.15 feet; thence North 74 deg. 33' West 42.63 feet; thence South 35 deg. 09' West 97.7 feet to the point of beginning;

Subject to an easement for road purposes of a strip 60 feet wide as shown on said map of County Highway Commission's Route 3, Division 1.

Containing 5,003 acres.

PARCEL FOURTEEN. Rose 147

Southeast Quarter of Southeast Quarter of Section fourteen (14); South half of Southwest Quarter of Section thirteen (13); and Northeast Quarter of Northeast Quarter of Section twenty-three (23); all in Township thirteen (13) South, Range three (3) West, San Bernardino Meridian, containing 160 acres.

PARCEL FIFTEEN. Cassou

The Northwest Quarter of the Northeast Quarter of Section twenty-three (23) and the Southwest Quarter of the Southeast Quarter and the North half of the Southeast Quarter of Section fourteen (14), all in Township thirteen (13) South, Range three (3) West, San Bernardino Meridian, containing 160 acres.

Bernardo Store
Dana Bm
894/400

North
as Easterly in Deed
& North in 11/19/99
in Deed Book 923/104

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PARCEL SIXTEEN. *Irwin*

The Northwest Quarter of Section twenty-three (23) Township thirteen (13) South, Range three (3) West, San Bernardino Meridian, containing 160 acres.

Description of Exception from Parcel 16

Excepting therefrom that portion thereof as granted by Wm. G. Henshaw to the County of San Diego by deed dated November 19, 1917 and recorded in Book 751, Page 11, of deeds, described as follows:

A strip of land (known as the I. Irwin Tract) 50 feet wide and lying 25 feet on either side of its center line, said center line being described as follows, to-wit:

Beginning at a point on the west line of Section 23, Township 13 South, Range 3 West, S. B. M. whence corner of Sections 14, 15, 22, and 23, Township 13 South, Range 3 West, S.B.M. bears North $0^{\circ} 12'$ East 638.2 feet; thence North $68^{\circ} 16'$ East 534.94 feet; thence along a 200 foot radius curve left 198.15 feet; thence North $11^{\circ} 30'$ East 12.17 feet; thence along 150 foot radius curve right 208.13 feet; thence South $89^{\circ} 00'$ East 415.41 feet; thence along 300 foot radius curve left 161.44 feet; thence North $60^{\circ} 10'$ East 243.29 feet to a point on the North line of said Section 23 whence said corner of Sections 14, 15, 22 and 23, Township 13 South, Range 3 West, S. B. M. bears North $89^{\circ} 41'$ West 1549.3 feet.

Also excepting therefrom that portion thereof as granted by Wm. G. Henshaw and Hetty T. Henshaw, his wife, to the San Dieguito Mutual Water Company, a corporation, by deed dated Oct. 1, 1918, and recorded in book 770, page 74, of deeds, described as follows:

A strip of land 25 feet in width, the center line

thereof being coincident with the center line of the conduit of the Second Party, as the same is now located and constructed upon the ground over and across those certain parts of land particularly described as follows:

The Northeast quarter of Southeast quarter of Section 13, Township 13 South, Range 3 West, S. B. M.; the Northwest quarter of Southeast quarter and North half of Southwest quarter of Section 13, Township 13 South, Range 3 West, S. B. M.; and the North half of Northwest quarter of Section 23, Township 13 South, Range 3 West, S. B. M.

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~~PARCEL SEVENTEEN. J. J. J. J.~~
The Southwest Quarter of Section twenty-three, Township thirteen South, Range three West, S.B.M. containing 160 acres.

PARCEL EIGHTEEN. *Ellithorpe*

The North half of Section thirty six (36), Township fourteen (14) South, Range two (2) West S.B.M. ~~in the County of San Diego, State of California,~~ containing 320 acres.

PARCEL NINETEEN. *Butler*

Southwest Quarter of Northwest Quarter; West half of Southwest Quarter and Southeast Quarter of Southwest Quarter of Section Two (2) Township fifteen (15) South, Range two (2) West, San Bernardino Meridian, containing 160 acres.

Subject to the following reservation and condition as contained in deed dated Feb. 16, 1912, from Jennie N. Butler and E. A. Butler, wife and husband, to E. C. Batchelder, recorded March 9, 1912, in Book 545, page 465 of Deeds, to-wit: "The Grantors reserve the exclusive right for a period of fifteen years from the date of this deed to at any time prospect, bore or drill for oil and gas on said premises, the ownership of the said products either gas or oil for the said period of fifteen years to absolutely vest in and belong to said grantors."

PARCEL TWENTY. *Anna W. Smith*

The Southeast Quarter of Section three (3), Township fifteen (15) South, Range two (2) West, San Bernardino Meridian, containing 160 acres.

PARCEL TWENTY ONE. *Ferlin*

The North half of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section ten, township fifteen South, Range two West, S.B.M. containing 120 acres.

PARCEL TWENTY TWO. *D.C. Rice*

The North half of the Northeast Quarter and the Southeast Quarter of the Northeast quarter of

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Section ten, Township fifteen South, Range two West, S.B.M. containing 120 acres.

PARCEL TWENTY THREE. *Buttner*

The Northwest Quarter of the Northwest Quarter of Section eleven (11), Township fifteen (15) South, Range two (2) West S.B.M. containing 40 acres.

PARCEL TWENTY FOUR. *Froelich*

The North half of Southeast Quarter of Section ten (10), Township fifteen (15) South, Range Two (2) West, S.B.M. containing 80 acres.

PARCEL TWENTY FIVE. *Roark.*

The Southeast Quarter of the Northwest Quarter and the East three fourths ($E\frac{3}{4}$) of the Northeast Quarter of the Southwest Quarter of Section ten (10), Township fifteen (15), South, Range two (2) West, S.B.M. containing 70 acres.

PARCEL TWENTY SIX. *Blockman*

The Southeast Quarter of the Northeast Quarter of Section nine (9) and the Southwest Quarter of the Northwest Quarter of Section ten (10) all in Township fifteen (15) South, Range two (2) West, S.B. M. containing 80 acres.

PARCEL TWENTY SEVEN. *Stoddard*

~~The Northwest Quarter of the Southwest Quarter and West Quarter of the Northeast Quarter of Southwest Quarter of Section Ten, Township fifteen South, Range two West. S.B.M. containing 50 acres.~~

~~Added to~~
in separate Citk.

PARCEL TWENTY EIGHT. *Miller*

The Northeast Quarter of the Southeast Quarter of Section nine and Lots One, Two, Three and Four in Section ten, all in Township fifteen South, Range two West, S.B.M. containing 197.65 acres.

PARCEL TWENTY NINE. *Nelson*

Southeast Quarter of Section thirty one, Township Fourteen South, Range Two West, S.B.M. containing 160 acres.

PARCEL THIRTY. *Vasey*

The South five acres of the West ten acres of Lot Two, and the South half of Lot Three, in Section Six, Township fifteen South, Range Two West, S.B.M. containing 26 acres.

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PARCEL THIRTY ONE. Pico

The Northwest Quarter of the Northwest Quarter of Section eight (8); the East half of the Northeast Quarter, and the West half of the Southeast Quarter of Section Seven (7), all in Township eleven South, Range four West. S.B. M. containing 200 acres.

PARCEL THIRTY TWO. Kelly

A one third equitable interest in and to
(a) All those portions of Lot "H" of the Rancho Agua Hedionda in the County of San Diego, State of California, according to the partition map thereof No. 823 filed in the office of the County Recorder of said San Diego County November 16th, 1896, described as follows:

Commencing in the Easterly line of the 100 foot right of way of Atchison, Topeka and Santa Fe Railway Company, as said right of way is laid down on the survey and map thereof marked Exhibit "A" on file in the County Clerk's office of San Diego County, in suit of the California Southern Railroad Company vs. Andrew Cassidy et al opposite Engineer's Station 2272 plus 20.8 said Engineer's Station being distant 1931.2 feet southeasterly along the center line of said right of way from its intersection with the Northerly boundary of the Rancho Agua Hedionda; thence Southerly along said Easterly line of Right of Way 1019.3 feet to a point at right angles Easterly from the Center line of said right of way at Engineer's Station 2262 plus 54.8 said point being also at right angles Easterly a distance of 75 feet from the center line of re-location of said railway opposite Engineer's Station 2261 plus 31.8 of said relocation; thence North 37 deg. 28' West Magnetic parallel with and 75 feet Easterly from said center line of relocation 598 feet; thence Northerly on a curve concave to the West with a radius of 2939.93 feet parallel with and 75 feet Easterly from said center line of relocation 386.1 feet to the place of beginning.

Also that portion of said Lot "H" described as follows:

Commencing in the Westerly line of said 100 foot right of way opposite Engineer's Station 2261 plus 22.2 of the center line of said right of way which point is further described as being 75 feet at right angles Westerly from the center line of relocation of said railroad; thence South 37 deg. 28' East magnetic parallel with and 75 feet Westerly from said center line of relocation 164 feet; thence at right angles Easterly 25 feet to a point in the Easterly line of said 100 foot right of way; thence Southerly along the Easterly line of said right of way 2162.6 feet to a point 50 feet at right angles Westerly from the center line of relocation of said railway; thence South 37 deg.

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28' East magnetic parallel with and 50 feet Westerly from said center line of relocation 835.9 feet to a point in the Westerly line of said 100 foot right of way opposite Engineer's Station 2229 plus 60.7 of the center line of said right of way; thence Northerly along the Westerly line of said 100 foot right of way 3186.2 feet to point of commencement.

(b) Two acres of land known as "Stewart's Station" on the California Southern Railway, now Atchison, Topeka and Santa Fe Railway, as conveyed by deed from Robert Kelly to W.W. Steward dated July 24th, 1886, and recorded in Book 65 page 55 of Deeds, records of San Diego County, excepting any portion thereof which may lie within the boundaries of the right of way of the Atchison, Topeka and Santa Fe Railway Company.

(c) All that portion of the Rancho Agua Hedionda according to said partition Map No. 823 described as follows:

Commencing at the Southwest corner of the Rancho Agua Hedionda being Corner Number 6 of said Rancho as shown and delineated on the Map thereof referred to in the Patent issued by the United States to the heirs of Juan Maria Marron, deceased, and recorded in Book 1 of Patents at page 150 et seq in the County Recorder's office of said County, and running thence North 89 deg. 59' East along the South line of said Rancho 5317.58 feet to a point; thence North 0 deg. 32' West 7038.98 feet to a point; thence South 89 deg. 28' West 1865 feet to a point; thence North 0 deg. 34' West 1319.22 feet to a point; thence North 64 deg. 35' West 2531 feet to a point; thence North 53 deg. 57' West 892.70 feet to a point; thence North 72 deg. 14' West 1585.3 feet to a point; thence North 34 deg. 21' West 1290.3 feet to a point; thence South 63 deg. 42' West 893.68 feet to a point; thence South 72 deg. 24' West 2036.33 feet to a point; thence North 78 deg. 03' West 1148.08 feet to Corner No. 1 of the said Rancho Agua Hedionda as shown and delineated on said map, and to the line of ordinary or mean high tide of the Pacific Ocean and thence Southeasterly along the line of ordinary or mean high tide of said Pacific Ocean to the point of beginning, EXCEPTING therefrom A and B hereinbefore described, containing 1,707 acres.

PARCEL THIRTY-THREE. ✓Bradbury

A one third equitable interest in and to Lots One, Two, and Three in Section thirty four; the East one half of the Northeast Quarter of Section thirty four (34) and North one half of Southwest Quarter and the West one half of the Northwest Quarter of Section thirty five (35) all in Township 13 South of Range 4 West. S.B.M. containing 297.09 acres.

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PARCEL THIRTY FOUR. *Bachelor*

A One third equitable interest in and to
The Southeast Quarter of the Northwest
Quarter; the Southwest Quarter of the Northeast
Quarter; the Northwest Quarter of the Southeast
Quarter; and the North half of the Southwest quarter
of the Southeast Quarter of Section thirty five
(35) Township thirteen (13) South, Range four
(4) West, S. B. M. containing 140 acres.

PARCEL THIRTY FIVE. *Cable*

A one third equitable interest in and to
The Northeast Quarter; the Northwest Quarter of
the Southwest Quarter of Section One, Lot Two and
the South half of Lot One in Section Two, Township
fourteen South, Range four West, the South half;
and the south half of the North half of Section
thirty-six; the East half of the Southeast Quarter
and the South half of the Southwest Quarter of
the Southeast Quarter of Section thirty-five;
Township thirteen South, Range four West, S. B. M.
containing 842.09 acres.

Description of Parcel to be Excepted from Parcel No. 35.

Excepting therefrom that portion of the North-
west quarter of Southwest quarter, Section 1, Township 14
South, Range 4 West, S. B. M., conveyed to San Dieguito
Mutual Water Company, a corporation, by deed dated Dec-
ember 16, 1920, and recorded in Book 841, Page 83, of Deeds,
Records of San Diego County, California, more particularly
described as follows:

Beginning at a point from which the quarter
corner common to said Section 1 and Section 2, Township
14 South, Range 4 West, S. B. M., bears North 84° 47' West
776.72 feet; thence South 5° 13' East 372.0 feet;
thence North 84° 47' East 120.0 feet; thence North 5° 13'
West 327.7 feet; thence North 74° 58' West 127.9 feet to
the point of beginning.

PARCEL THIRTY SIX. ✓ Crawford

A one third equitable interest in and to Lots Three, four, five, six and seven, and the Southeast Quarter of the Southwest Quarter of Section thirty one (31) township thirteen (13) South, Range three (3) West, S. B. M. containing 168.39 acres.

PARCEL THIRTY SEVEN. ✓ West

A one third equitable interest in and to All that portion of Lot Seventy-three (73) of the Rancho Mission of San Diego, in the County of San Diego, State of California, according to partition map thereof made in Case No. 348 of the Superior Court of San Diego County entitled Juan M. Luco et al vs. Commercial Bank of San Diego et al described as follows:

All of Section sixteen (16), Twenty (20), twenty one (21) and the North half of Sections twenty eight (28) and twenty nine (29) all in Township fifteen (15) South Range 2 West San Bernardino Meridian.

EXCEPTING therefrom that portion thereof platted and shown as The Montezuma Tract on Map thereof filed in the office of the County Recorder of said San Diego County, March 3rd, 1872 and number 710, containing 2,602.42 acres.

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Ed Fletcher Papers

1870-1955

MSS.81

Box: 51 Folder: 17

**Business Records - Water Companies - Volcan
Land and Water Company - San Dieguito System
- San Diego County Water Company - Map and
list of lands going into San Diego Country Water
Co; for correspondence, see "Black and Henshaw"**



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